



May 7, 1998

Cal/EPA

Department of  
Toxic Substances  
Control

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Cypress, CA  
90630-4700

Lt. Commander Harold Bouika  
Department of the Navy  
Naval Construction Battalion Center  
1000 23rd Avenue  
Port Hueneme, California 93043-4301

Pete Wilson  
Governor

Peter M. Rooney  
Secretary for  
Environmental  
Protection

Dear Lt. CMDR. Bouika:

**FINAL REMEDIAL ACTION PLAN (RAP) FOR THE PROPOSED REMEDIAL  
ACTION FOR SITE 14, THE FORMER EARTH MOVING TRAINING AREA,  
AT THE NAVAL CONSTRUCTION BATTALION CENTER (NCBC)  
PORT HUENEME, CALIFORNIA**

This letter is to inform you that the Final Remedial Action Plan (RAP), dated December 1997, has been adopted for Site 14, the former Earth Moving Area. The Department of Toxic Substances Control (DTSC) has determined that the RAP satisfactorily addresses all applicable state and federal statutes and regulations.

DTSC requires the Navy submit a draft site-specific institutional control language for review and approval prior to inclusion in the Base Master Plan (BMP) within six months from the date of this letter. This will enable the Navy and DTSC to continue working cooperatively on the applicable and appropriate institutional control language for inclusion into the BMP to ensure the continued protection of human health and the environment. Furthermore, the Navy should also address the following institutional control protocols:

1. The description of the type of institutional control and the reason for the restrictions. It should identify the specific conduct that is prohibited by the institutional control.
2. The notification process that the Navy will follow to make a written request to, and obtain the concurrence of, DTSC whenever the Navy proposes or anticipates any major change in land use for these sites. A major change in land use will necessitate a reevaluation of the remedy, and may necessitate a change in the decision document.

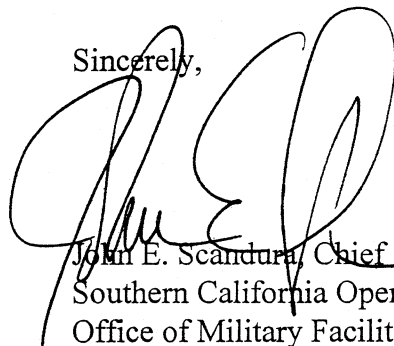
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3. The process that the Navy will follow to verify maintenance of the institutional controls through the Comprehensive Environmental Resource, Compensation, and Liability Act (CERCLA) 5-year review process, and report "minor" land use changes to the DTSC via the CERCLA 5-year review. The 5-year review provision is contained in National Contingency Plan (NCP), Code of Federal Regulations, Section 300.430 (f)(4)(ii).
4. In the event of the closure of the NCBC, Port Hueneme, the institutional controls outlined in the RAP should be reviewed and incorporated as part of the Finding of Suitability for Lease (FOSL) and Finding of Suitability for Transfer (FOST) procedures for leasing and transferring the property. Any institutional controls in place at the time the property is transferred should be set forth as restrictions in the deed.

The information requested above is consistent with the Institutional Control Protocol at Open Bases Guidance dated January 5, 1998, as developed by the California Military Environmental Coordination Committee (CMECC). A copy of this guidance is enclosed for your reference. The mechanics of the implementation and operation and maintenance of the institutional control elements should be described in detail as part of the remedial design.

If you have any questions, please feel free to contact Mr. Omoruyi Patrick at (714) 484-5452.

Sincerely,



John E. Scandura, Chief  
Southern California Operations  
Office of Military Facilities

cc: Ms. Amy Walker  
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Environmental Office, Code ESC414  
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